

EXISTING	DESCRIPTION	PROPOSED
	INDEX CONTOUR	
	INTERMEDIATE CONTOUR	
	EDGE OF PAVEMENT	
	CURB AND GUTTER	
	TRANSITION FROM CG-6 TO CG-6R	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
	WATER LINE	
	WATER VALVE	
	REDUCER	
	SANITARY SEWER	
	STORM SEWER	
	CABLE TV	
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
	SPOT ELEVATION	
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	EASEMENT IDENTIFIER	
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD. VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	HANDICAP PARKING SPACE (VAN)	
	RIP RAP	
	CROSSWALK	

ABBREVIATIONS	
A	AREA OF ARC
AD	ALGEBRAIC DIFFERENCE
AASHTO	AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AC	ACRE
AGGR.	AGGREGATE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASPH	ASPHALT
AWWA	AMERICAN WATER WORKS ASSOCIATION
B	BREADTH
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES (WATER QUALITY)
BOV	BLOW OFF VALVE
BRL	BUILDING RESTRICTION LINE
BVCS	BEGINNING VERTICAL CURVE STATION
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BW	BOTTOM OF WALL
C	CENTER CORRECTION ON VERTICAL CURVE
c	COEFFICIENT OF RUNOFF
CATV	CABLE TELEVISION
CB	CATCH BASIN OR CHORD BEARING
CC	CENTER TO CENTER
CFS (Q)	CUBIC FEET PER SECOND
CH	CHORD
CG	CURB AND GUTTER
CG	CAST IRON PIPE
CL	CENTERLINE
CL	CLASS
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CO	CLEAN OUT
CONT.	CONTINUATION
CS	CURB STOP
CT	COURT
C/L	CENTERLINE
D	DEPTH
D	DRAINAGE AREA
DA	DEED BOOK
DEQ	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY
DET.	DETAIL
DI	DROP INLET
DIA.	DIAMETER
DIP	DUCTILE IRON PIPE
DM	DROP MANHOLE
DR.	DRIVE
DRNG	DRAINAGE
DRWG.	DRAWING
D/W	DRIVE WAY
Δ	DELTA
DJ	DWELLING UNITS
DOM	DOMESTIC
E	RATE OF SUPER ELEVATION IN FEET PER FOOT
EC	EROSION CONTROL
EGL	ENERGY GRADIENT LINE
EQC	ENVIRONMENTAL QUALITY CORRIDOR
ESM/T	EASEMENT
EG	EDGE OF GUTTER
ELEV.	ELEVATION
ENT.	ENTRANCE
EP	EDGE OF PAVEMENT
ES	END SECTION
EVCS	ENDING VERTICAL CURVE STATION
EVCE	ENDING VERTICAL CURVE ELEVATION
EW	END WALL
EX.	EXISTING
ELEC.	ELECTRICAL
EBL	EAST BOUND LANE
F	FIRE LINE
FAR	FLOOR AREA RATIO
FC	FACE OF CURB
FF	FIRST FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FP	FLOOD PLAIN
FS	FACTOR OF SAFETY
FT.	FOOT
FOY.	FOYER
FPS	FEET PER SECOND
G	GRAVITY
G	GAS
GFA	GROSS FLOOR AREA
Gr.	GRADE
GR	GUARD RAIL
GAR	GARAGE
H	HEIGHT
H	HEAD
HC	HANDICAPPED PARKING SPACE
HGL	HYDRAULIC GRADIENT LINE
HP	HIGH POINT
HR	HAND RAIL
HT.	HEIGHT
HW	HEADWATER
I	RAINFALL INTENSITY
ID	INSIDE DIAMETER
IN	INCH
INV.	INVERT
IP	IRON PIPE
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
J	JUNCTION BOX
K	SIGHT DISTANCE COEFFICIENT
Ke	CULVERT ENTRANCE LOSS COEFFICIENT
L	LENGTH
LAT.	LATERAL
LF	LINEAL FOOT
LL	LOWER LEVEL
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LOADING SPACE
LCG	LIMITS OF CLEARING & GRADING
LT	LEFT
M	MONUMENT FOUND
MECH.	MECHANICAL
MH	MANHOLE
MI	MILE
MPH	MILES PER HOUR
MS	MEDIAN STRIP
MSL	MEAN SEA LEVEL
MIN	MINIMUM
MAX	MAXIMUM
N	NOW OR FORMERLY
N/F	NET FLOOR AREA
NFA	NUMBER
NO.	NUMBER
NBL	NORTH BOUND LANE
N/A	NOT APPLICABLE
Q	ON CENTER
OC	OUTSIDE DIAMETER
OH	OVERHANG
O/H	OVERHEAD
P	PERIMETER
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCEP	POINT OF CURVE EDGE OF PAVEMENT
PCTC	POINT OF CURVATURE TOP OF CURB
PFM	PUBLIC FACILITIES MANUAL
PG	PAGE
PG	POINT OF GRADE LINE
PL	POINT OF INTERSECTION
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVES
PRELIM.	PRELIMINARY
PROP.	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLY VINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVRT	POINT OF VERTICAL REVERSE CURVE
PVT	POINT OF VERTICAL TANGENT
P&P	PLAN AND PROFILE
Q (C.F.S.)	AMOUNT OF RUNOFF
R	RADIUS
R	REQUIRED
RCOP	REINFORCED CONCRETE PIPE
RD.	ROAD
RET.	RETAINING
REV.	REVISION
RR	RAILROAD
RTE.	ROUTE
R/W	RIGHT OF WAY
RCP	ROUGH GRADING PLAN
RMP	REMOTE OUTSIDE MONITOR
RMA	RESOURCE MANAGEMENT AREA
RPA	RESOURCE PROTECTION AREA
RT	RIGHT
S	SPEED OR SLOPE
SAN.	SANITARY
SBL	SOUTH BOUND LANE
SD	SIGHT DISTANCE
SECT.	SECTION
SEW.	SEWER
SH.	SHOULDER
SF	SQUARE FEET
SP.	SPACE
SP.	SITE PLAN
SPEC.	SPECIFICATION
STA.	STATION
STD.	STANDARD
STK.	STACK
STM.	STORM
SVC.	SERVICE
SWM	STORM WATER MANAGEMENT
S/W	SIDE WALK
Sx	CROSS SLOPE
T	TANGENT
TB	TEST BORE
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TEL	TELEPHONE
TP	TEST PIT
TP	TREE PROTECTION
TB	TOP OF BANK
TW	TOP OF WALL
TW	TAILWATER
UD	UNDERDRAIN
UG	UNDERGROUND
UL	UPPER LEVEL
UP	UTILITY POLE
VAN	HANDICAPPED VAN PARKING SPACE
V	VELOCITY
V	VOLUME
VA	VIRGINIA
VC	VERTICAL CURVE
VA.	VA. DEPT. OF TRANSPORTATION
VDOT	VERTICAL FOOT
VF	VERTICAL FOOT
W	WEIGHT OR WIDTH
W/M	WATER MAIN
WBL	WEST BOUND LANE
WQA	WATER QUALITY IMPACT ASSESSMENT
X	XF
Y	YARD INLET
YR	YEAR
Z	SIDE SLOPES

- SITE SPECIFIC NOTES:**
- THE PROPERTY HEREON IS LOCATED ON GPIN: 7779-90-4614 & 7779-90-4958
 - SITE AREA: 541,699.88 S.F./12.44 AC.
 - EXISTING ZONING: C-D (COMMERCIAL-DOWNTOWN DISTRICT)
 - LAND USE: PRIVATE INGRESS/EGRESS
115 LOTS (SINGLE FAMILY ATTACHED TOWNHOMES)
 - NO TITLE REPORT FURNISHED. PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - BOUNDARY SURVEY BY THIS FIRM DATED 10-31-13. TOPOGRAPHY FROM THIS FIRM. CONTOUR INTERVAL 2' (DATUM NAVD83).
 - THE LOCATION OF THE 100-YR FLOODPLAIN SHOWN HEREON TAKEN FROM FEMA FLOOD INSURANCE RATE MAP 510855033C & 5108550337C DATED 9/19/07. THE 100-YR FLOODPLAIN DOES ENCR OACH ON THIS PROPERTY, AND THE SITE IS IN THE FLOOD ZONE. A CLMOR AND LMOR IS REQUIRED.
 - THERE ARE NO KNOWN HISTORIC STRUCTURES LOCATED ON THIS SITE.
 - THE CRITICAL RESOURCE PROTECTION AREA (CRPA) DOES ENCR OACH ONTO THIS SITE.
 - SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
 - ALL NECESSARY ENVIRONMENTAL PERMITS WILL BE SUBMITTED TO THE CITY OF FREDERICKSBURG PRIOR TO APPROVAL OF CONSTRUCTION PLANS AND/OR GRADING PLANS.
 - EROSION AND SEDIMENT CONTROL WILL BE PROVIDED WITH THE FINAL CONSTRUCTION PLANS.
 - EXISTING PARCEL LINES WILL BE VACATED UPON RECORDATION OF THE FINAL PLATS.
 - LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS FOR LANDSCAPING, BUFFERING, AND SCREENING OF THE CITY OF FREDERICKSBURG.
 - NO LOTS SHALL HAVE DIRECT ACCESS TO LAFAYETTE BLVD.
 - EXISTING UTILITIES TO BE RELOCATED, REPLACED, OR ABANDONED AS REQUIRED.
 - NO WETLANDS EXIST ON THIS SITE.

CHESAPEAKE BAY NOTE:
ALL THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ACT SHALL BE SHOWN ON THE CONSTRUCTION PLANS WHERE APPLICABLE. A CHESAPEAKE BAY PRESERVATION ACT OVERLAY PLAN SHALL BE SHOWN ON THE CONSTRUCTION PLANS AS THEY ARE DEVELOPED AND SUBMITTED FOR APPROVAL. SAID OVERLAY PLAN TO SHOW LIMITS OF CHESAPEAKE BAY AREAS.

- DENSITY CALCULATIONS**
- EXISTING C-D ZONED AREA = 12.44 AC (GROSS)
 - UNBUILDABLE LAND PER 72-51.1:
 - FEMA FLOODPLAIN PER PREVIOUS CLMOR = 4.30 AC
 - SLOPES >25% OUTSIDE FEMA FLOODPLAIN = 0.58 AC
 TOTAL UNBUILDABLE LANDS = 4.88 AC (39.23%)
 - ALLOWABLE DENSITY (C-D) = 12 UNITS/AC.
 - ALLOWABLE # OF UNITS = 7.56 AC x 12 DU/AC + 4.88 AC x (0.50 x 12 DU/AC) = 90.72 DU + 29.28 DU = 120 DU (OVERALL DENSITY = 9.65 DU/AC)
 - PROPOSED # OF UNITS = 115 DU
 - PROPOSED DENSITY = 9.24 UNITS/AC.

ZONING REQUIREMENTS COMMERCIAL-DOWNTOWN DISTRICT

- CURRENT ZONING: C-D (W/ PROFFERS)
- PROPOSED USE: SINGLE FAMILY ATTACHED
- TOTAL AREA IN LOTS = ±4.27 AC.
- MINIMUM LOT AREA: REQUIRED = NONE
PROPOSED = ±1,459 S.F.
- AVERAGE LOT AREA PROPOSED = ±1,618.20 S.F.
- O.S.R. REQUIRED = NONE
O.S.R. PROPOSED = ±5.92 AC (±47%)
- MINIMUM YARD REQUIREMENTS:

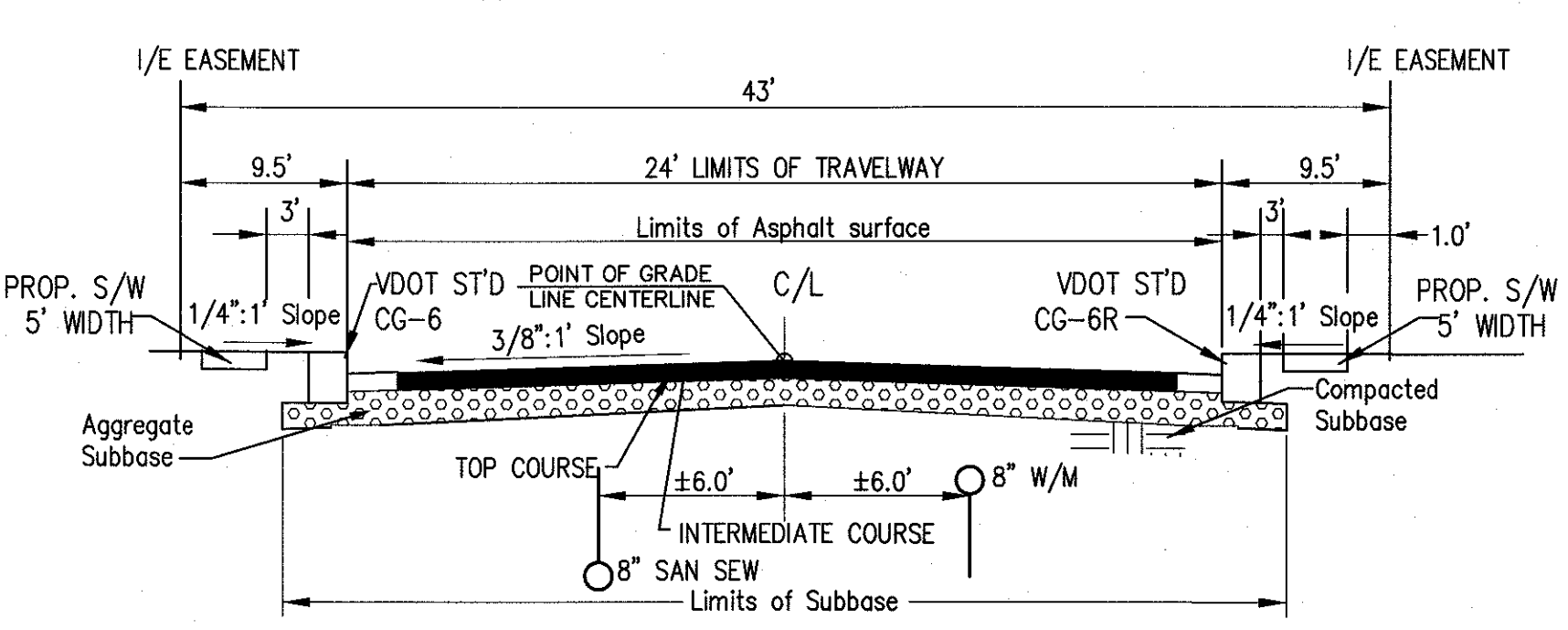
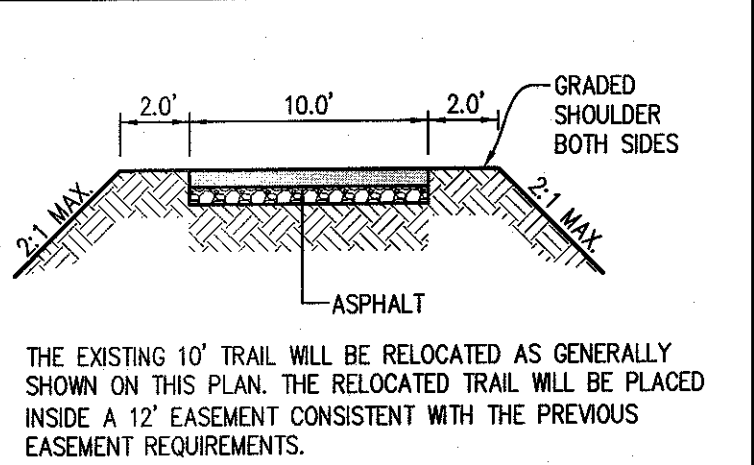
FRONT	N/A
SIDE	NONE (20 FT BETWEEN STICKS PER 72-41.1)
REAR	NONE
- MINIMUM LOT WIDTH REQUIRED: 16'
MINIMUM LOT WIDTH PROPOSED: 20'
- MAXIMUM BLDG HEIGHT SHALL NOT EXCEE 50'
- A DEVIATION HAS BEEN REQUESTED FOR SECTION 72-41.1 TO REDUCE THE 15 FT SEPARATION FROM SINGLE FAMILY ATTACHED BUILDINGS TO DRIVEWAYS PARKING AREAS, AND/OR WALKWAYS.

PARKING TABULATION

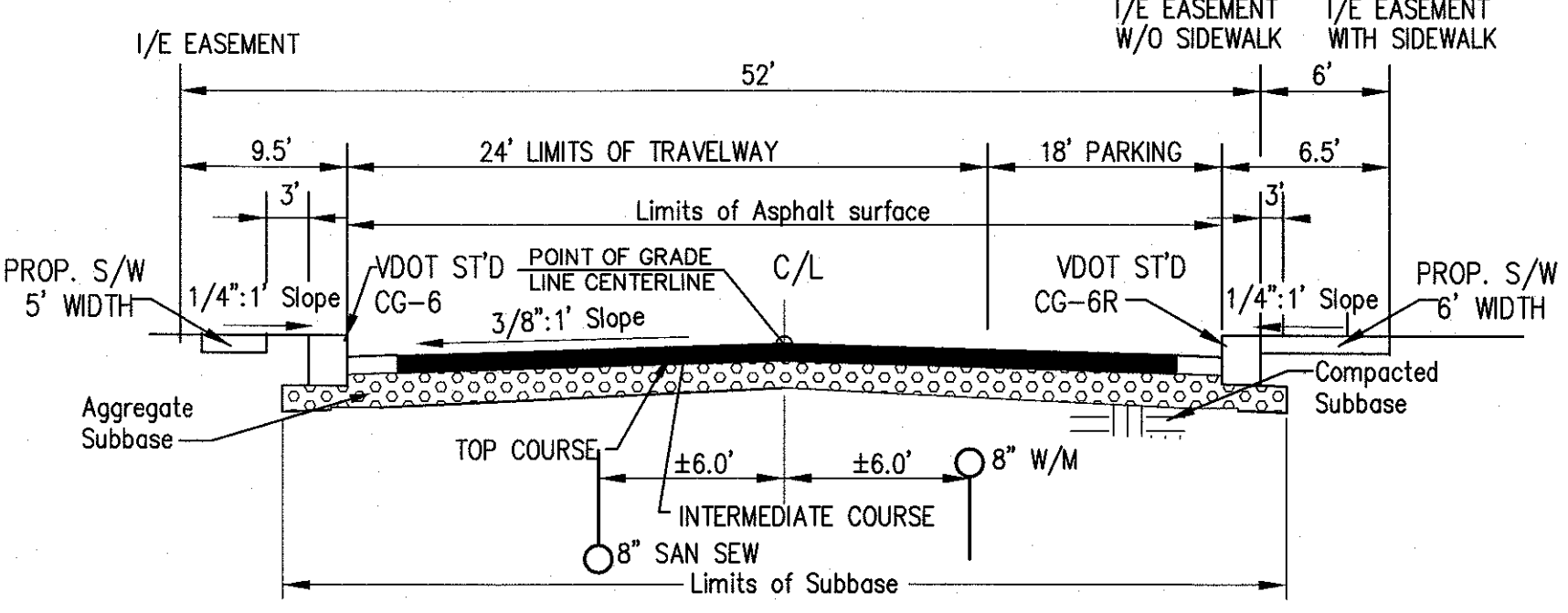
REQUIRED PARKING :
115 UNITS AT 1.5 SPACES PER UNIT + 1 SPACE PER 5 UNITS = 195.5 SPACES

PROPOSED PARKING:
DRIVEWAYS WITH 2 SPACES = 58 x 2 = 112 SPACES
DRIVEWAYS WITH 1 SPACE = 59 x 1 = 59 SPACES
OFF-STREET PARKING = 53 SPACES (OUTSIDE OF TRAVELWAY)
TOTAL PARKING PROVIDED = 224 SPACES

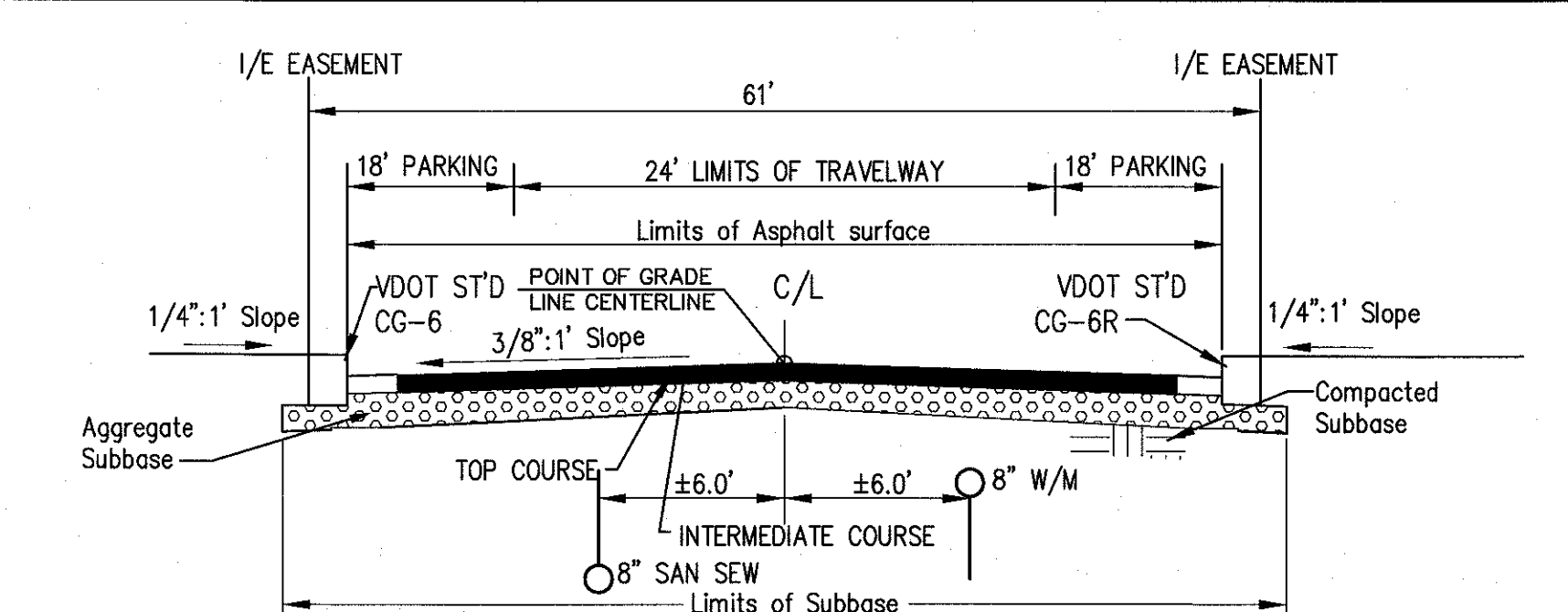
REQUIRED H.C. PARKING:
SPACES = 3 (1 VAN ACCESSIBLE)
PROVIDED H.C. PARKING = 3 (2 VAN ACCESSIBLE)



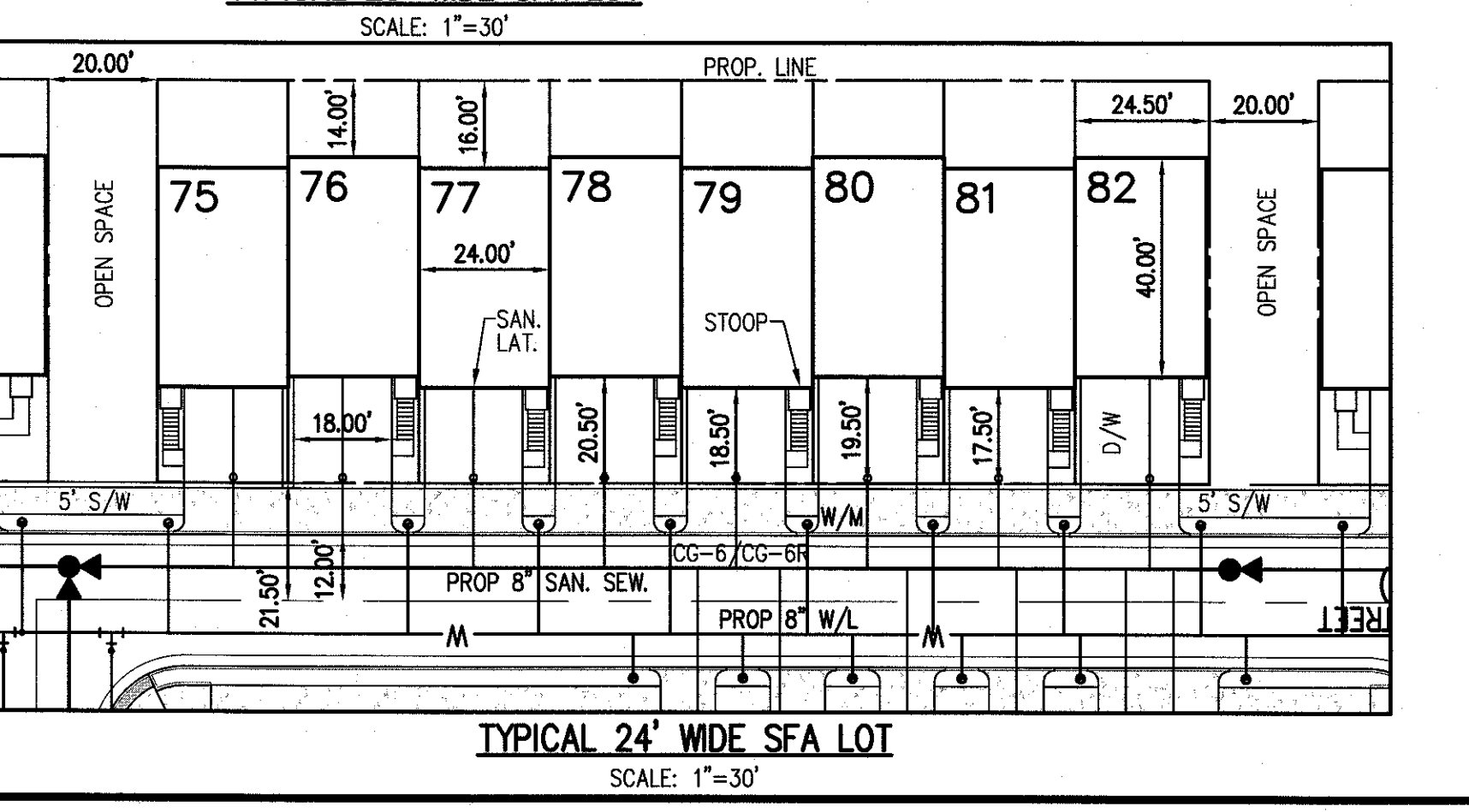
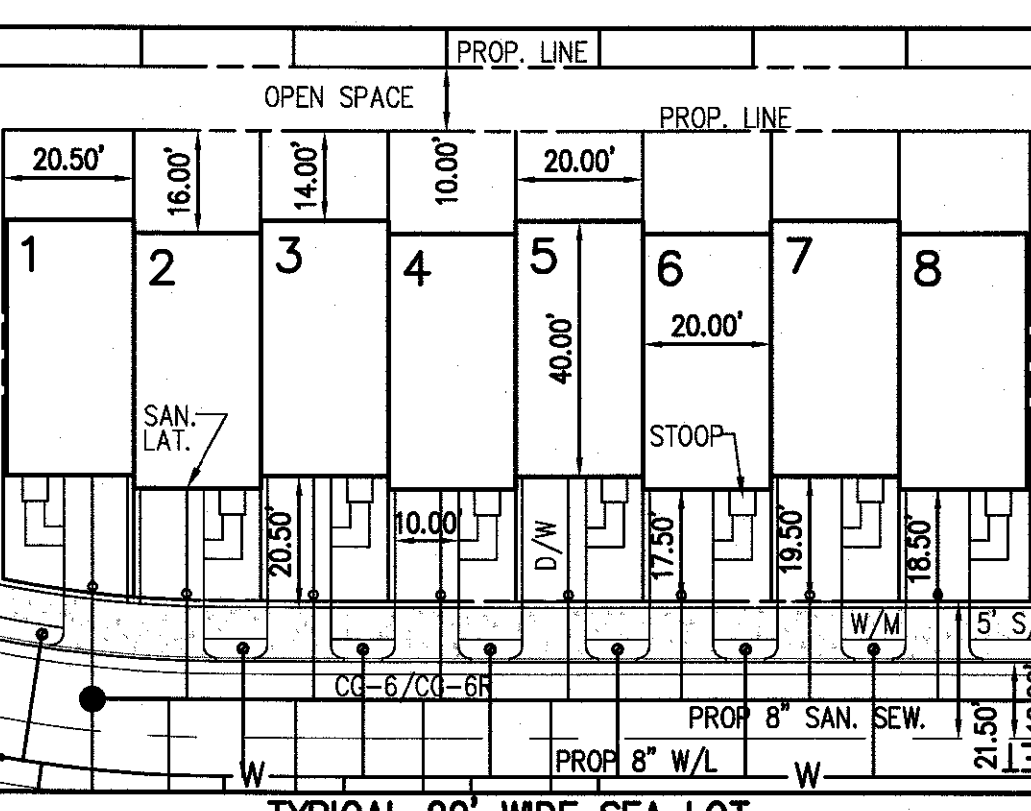
TYPICAL 24' FC TO FC PRIVATE INGRESS/EGRESS SECTION
(SECTION INCLUDES PORTIONS OF WILLIS STREET, YOUNG STREET, DUNCAN STREET, BRETON STREET AND LOVAT STREET)



TYPICAL 24' FC TO FC PRIVATE INGRESS/EGRESS SECTION 90° PARKING ONE SIDE
(SECTION INCLUDES PORTIONS OF WILLIS STREET AND LOVAT STREET)



TYPICAL 24' FC TO FC PRIVATE INGRESS/EGRESS SECTION 90° PARKING BOTH SIDES
NO SCALE



- NOTES:**
- ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING FINAL ENGINEERING.
 - THE TYPICAL LOT DETAILS DO NOT INCLUDE ANY ALLOWED DECKS.
 - THE PROPOSED LOTS WITH THE C-D DISTRICT DO NOT HAVE ANY FRONT/REAR/SIDE YARD REQUIREMENTS. THE PROPOSED DEVELOPMENT IS NOT ADJACENT TO A RESIDENTIAL DISTRICT.
 - ALL OF THE PROPOSED PRIVATE TRAVELWAYS SHALL BE LOCATED WITHIN HOA PROPERTY AND SHALL BE MAINTAINED BY THE HOA.

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LEGEND AND SITE CALCULATIONS

HIGHLANDER PARK

CITY OF FREDERICKSBURG, VIRGINIA

WARD 4: PRECINCT 401

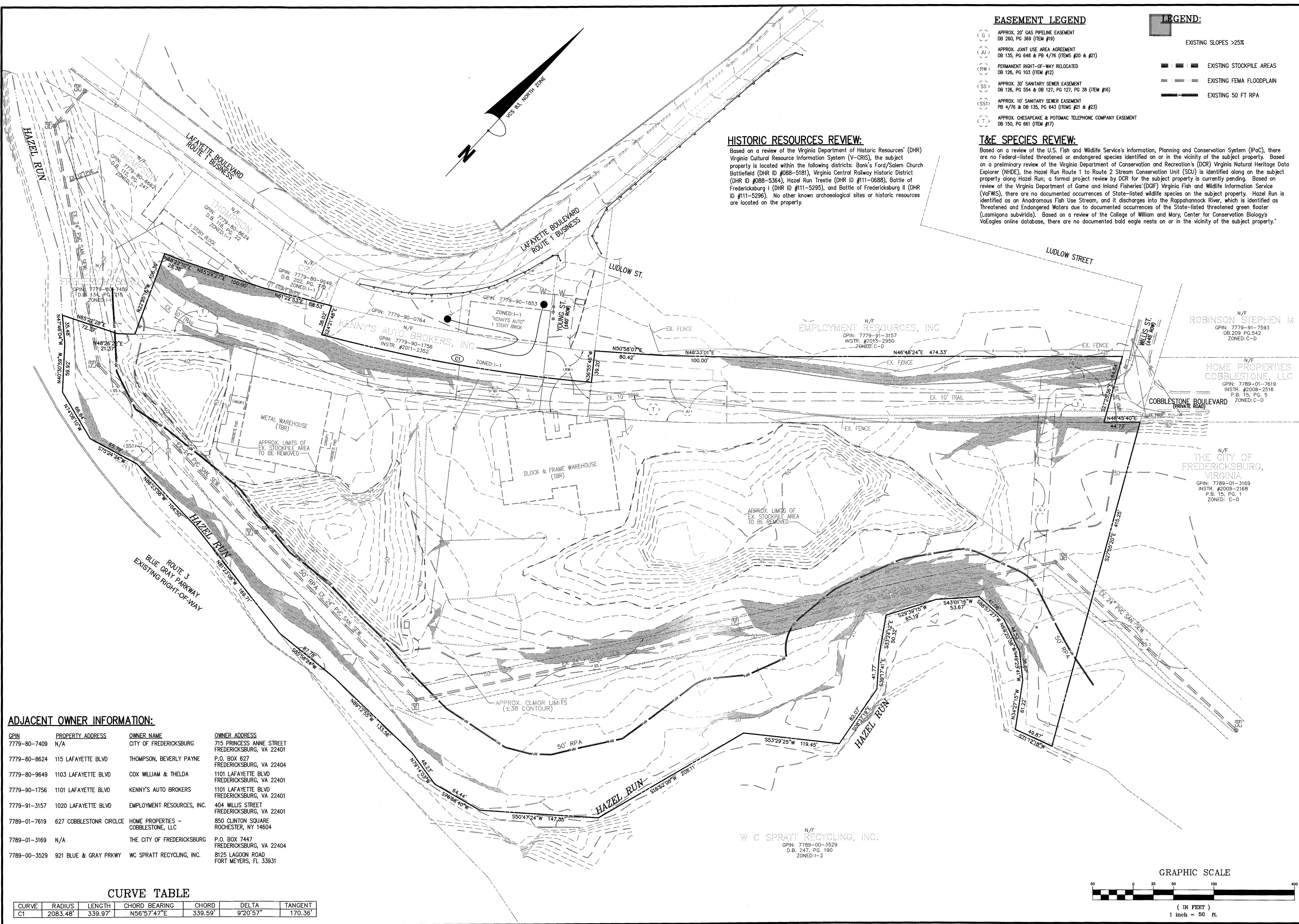
COUNTY PROJECT NUMBER

PLAN STATUS

02/13/15 SUB. CITY OF FRED.

DATE	DESCRIPTION
JRT	DJA JRT
DESIGN	DRAWN CHKD
SCALE	H: N/A V: N/A
JOB No.	5415-02-001
DATE	JAN. 2015
FILE No.	5415-D-ZP-001

SHEET 2 OF 7



EASEMENT LEGEND

- (G) APPROX. 20' GAS PIPELINE EASEMENT DB 260, PG 369 (ITEM #19)
- (JU) APPROX. JOINT USE AREA AGREEMENT DB 135, PG 648 & PB 4/76 (ITEMS #20 & #21)
- (RW) PERMANENT RIGHT-OF-WAY RELOCATED DB 126, PG 103 (ITEM #12)
- (SS) APPROX. 30' SANITARY SEWER EASEMENT DB 126, PG 554 & DB 127, PG 127, PG 38 (ITEM #16)
- (SS1) APPROX. 10' SANITARY SEWER EASEMENT PB 4/76 & DB 135, PG 643 (ITEMS #21 & #23)
- (T) APPROX. CHESAPEAKE & POTOMAC TELEPHONE COMPANY EASEMENT DB 150, PG 661 (ITEM #17)

LEGEND:

- EXISTING SLOPES >25%
- EXISTING STOCKPILE AREAS
- EXISTING FEMA FLOODPLAIN
- EXISTING 50 FT RPA

HISTORIC RESOURCES REVIEW:

Based on a review of the Virginia Department of Historic Resources' (DHR) Virginia Cultural Resource Information System (V-CRIS), the subject property is located within the following districts: Bank's Ford/Salem Church Battlefield (DHR ID #088-5181), Virginia Central Railway Historic District (DHR ID #088-5364), Hazel Run Trestle (DHR ID #111-0688), Battle of Fredericksburg I (DHR ID #111-5295), and Battle of Fredericksburg II (DHR ID #111-5296). No other known archaeological sites or historic resources are located on the property.

T&E SPECIES REVIEW:

Based on a review of the U.S. Fish and Wildlife Service's Information, Planning and Conservation System (IPaC), there are no federal-listed threatened or endangered species identified on or in the vicinity of the subject property. Based on a preliminary review of the Virginia Department of Conservation and Recreation's (DCR) Virginia Natural Heritage Data Explorer (NHDE), the Hazel Run Route 1 to Route 2 Stream Conservation Unit (SCU) is identified along on the subject property along Hazel Run; a formal project review by DCR for the subject property is currently pending. Based on review of the Virginia Department of Game and Inland Fisheries' (DGIF) Virginia Fish and Wildlife Information Service (VaFWS), there are no documented occurrences of State-listed wildlife species on the subject property. Hazel Run is identified as an Anadromous Fish Use Stream, and it discharges into the Rappahannock River, which is identified as Threatened and Endangered Waters due to documented occurrences of the State-listed threatened green floater (Lasmigona subviridis). Based on a review of the College of William and Mary, Center for Conservation Biology's VaEagles online database, there are no documented bald eagle nests on or in the vicinity of the subject property.

ADJACENT OWNER INFORMATION:

GPIN	PROPERTY ADDRESS	OWNER NAME	OWNER ADDRESS
7779-80-7409	N/A	CITY OF FREDERICKSBURG	715 PRINCESS ANNE STREET FREDERICKSBURG, VA 22401
7779-80-8624	115 LAFAYETTE BLVD	THOMPSON, BEVERLY PAYNE	P.O. BOX 627 FREDERICKSBURG, VA 22404
7779-80-9649	1103 LAFAYETTE BLVD	COX WILLIAM & THELDA	1101 LAFAYETTE BLVD FREDERICKSBURG, VA 22401
7779-90-1756	1101 LAFAYETTE BLVD	KENNY'S AUTO BROKERS	1101 LAFAYETTE BLVD FREDERICKSBURG, VA 22401
7779-91-3157	1020 LAFAYETTE BLVD	EMPLOYMENT RESOURCES, INC.	404 WILLIS STREET FREDERICKSBURG, VA 22401
7789-01-7619	627 COBBLESTONE CIRCLE	HOME PROPERTIES - COBBLESTONE, LLC	850 CLINTON SQUARE ROCHESTER, NY 14604
7789-01-3169	N/A	THE CITY OF FREDERICKSBURG	P.O. BOX 7447 FREDERICKSBURG, VA 22404
7789-00-3529	921 BLUE & GRAY PKWY	WC SPRATT RECYCLING, INC.	8125 LAGOON ROAD FORT MEYERS, FL 33931

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
CI	2083.48'	339.97'	N56°57'47"E	339.59'	9°20'57"	170.36'

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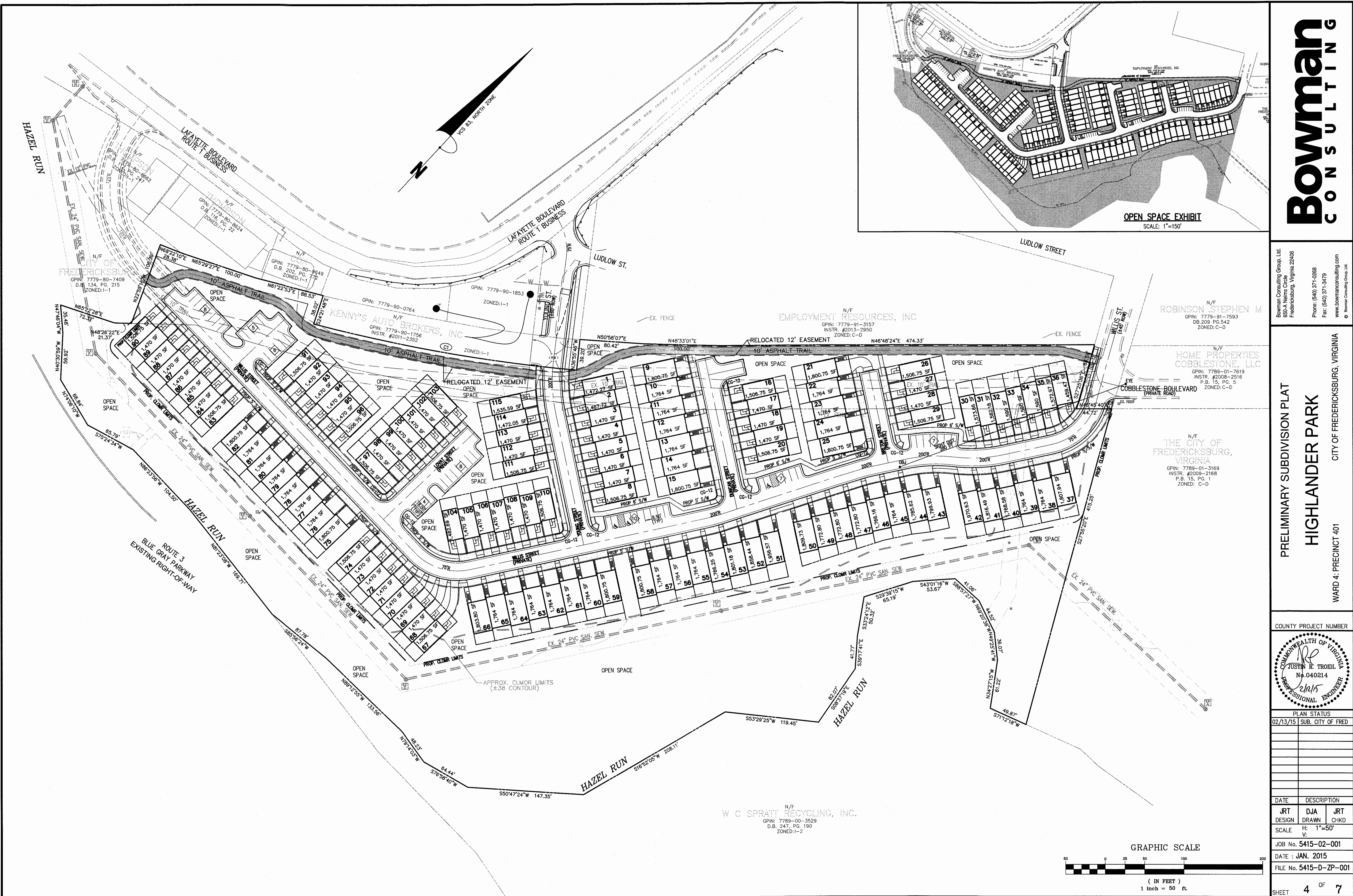
EXISTING CONDITIONS PLAN
HIGHLANDER PARK
CITY OF FREDERICKSBURG, VIRGINIA
WARD 4; PRECINCT 401

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
JUSTIN R. TROIDL
No. 040214
2/15
PROFESSIONAL ENGINEER

PLAN STATUS
02/13/15 SUB. CITY OF FRED

DATE	DESCRIPTION
JRT	JRT
DESIGN	DJA
SCALE	H: 1"=50'
	V: 1"=50'
JOB No.	5415-02-001
DATE	JAN. 2015
FILE No.	5415-D-ZP-001
SHEET	3 OF 7



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PRELIMINARY SUBDIVISION PLAT
HIGHLANDER PARK
CITY OF FREDERICKSBURG, VIRGINIA
WARD 4: PRECINCT 401

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
JUSTIN R. TRODIL
No. 040214
2/10/15
PROFESSIONAL ENGINEER

PLAN STATUS

02/13/15 SUB. CITY OF FRED

DATE DESCRIPTION

JRT DJA JRT

DESIGN DRAWN CHKD

SCALE H: 1"=50'

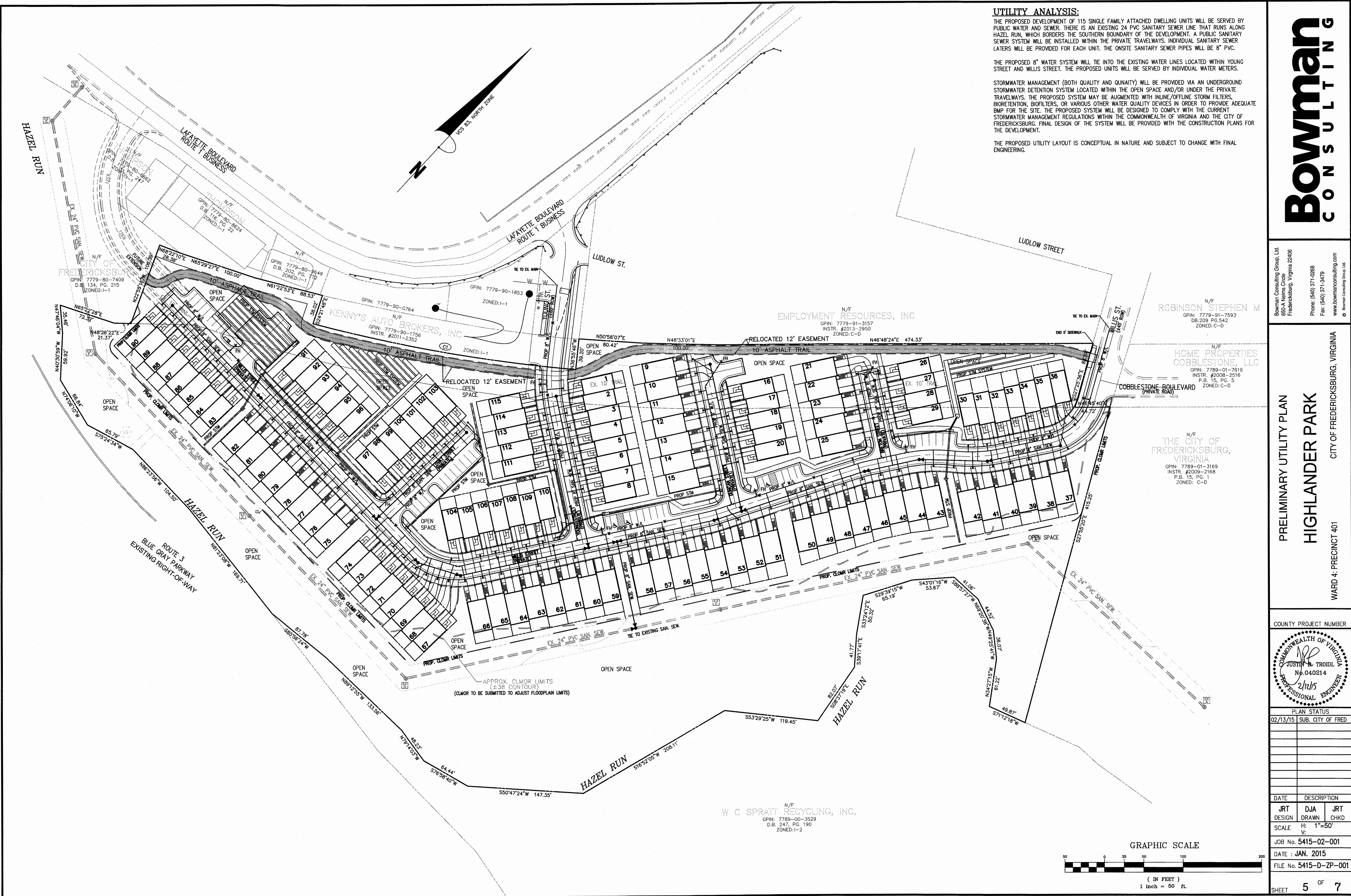
V:

JOB No. 5415-02-001

DATE: JAN. 2015

FILE No. 5415-D-ZP-001

SHEET 4 OF 7



UTILITY ANALYSIS:

THE PROPOSED DEVELOPMENT OF 115 SINGLE FAMILY ATTACHED DWELLING UNITS WILL BE SERVED BY PUBLIC WATER AND SEWER. THERE IS AN EXISTING 24" PVC SANITARY SEWER LINE THAT RUNS ALONG HAZEL RUN, WHICH BORDERS THE SOUTHERN BOUNDARY OF THE DEVELOPMENT. A PUBLIC SANITARY SEWER SYSTEM WILL BE INSTALLED WITHIN THE PRIVATE TRAVELWAYS. INDIVIDUAL SANITARY SEWER LATERALS WILL BE PROVIDED FOR EACH UNIT. THE ONSITE SANITARY SEWER PIPES WILL BE 8" PVC.

THE PROPOSED 8" WATER SYSTEM WILL TIE INTO THE EXISTING WATER LINES LOCATED WITHIN YOUNG STREET AND WILLIS STREET. THE PROPOSED UNITS WILL BE SERVED BY INDIVIDUAL WATER METERS.

STORMWATER MANAGEMENT (BOTH QUALITY AND QUANTITY) WILL BE PROVIDED VIA AN UNDERGROUND STORMWATER DETENTION SYSTEM LOCATED WITHIN THE OPEN SPACE AND/OR UNDER THE PRIVATE TRAVELWAYS. THE PROPOSED SYSTEM MAY BE AUGMENTED WITH INLINE/OFFLINE STORM FILTERS, BIORETENTION, BIOFILTERS, OR VARIOUS OTHER WATER QUALITY DEVICES IN ORDER TO PROVIDE ADEQUATE BMP FOR THE SITE. THE PROPOSED SYSTEM WILL BE DESIGNED TO COMPLY WITH THE CURRENT STORMWATER MANAGEMENT REGULATIONS WITHIN THE COMMONWEALTH OF VIRGINIA AND THE CITY OF FREDERICKSBURG. FINAL DESIGN OF THE SYSTEM WILL BE PROVIDED WITH THE CONSTRUCTION PLANS FOR THE DEVELOPMENT.

THE PROPOSED UTILITY LAYOUT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

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PRELIMINARY UTILITY PLAN
HIGHLANDER PARK
CITY OF FREDERICKSBURG, VIRGINIA
WARD 4; PRECINCT 401

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
JUSTIN R. TROIDL
No. 040214
2/12/15
PROFESSIONAL ENGINEER

PLAN STATUS
02/13/15 SUB. CITY OF FRED

DATE	DESCRIPTION
JRT	DJA
DESIGN	DRAWN
SCALE	CHKD

JOB No. 5415-02-001
DATE : JAN. 2015
FILE No. 5415-D-ZP-001
SHEET 5 OF 7

TITLE COMMITMENT SCHEDULE B ~ SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY STEWART TITLE GUARANTY COMPANY FOR TITLE INSURANCE COMMITMENT NUMBER FE-ASM13-0019, EFFECTIVE DATE: AUGUST 23, 2013 AND (H) WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B ~ SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY.

(g) THE FOLLOWING ITEMS OF SCHEDULE B ~ SECTION II PERTAIN TO THE PROPERTY BUT ARE EITHER STANDARD TITLE EXCEPTIONS OR ARE NOT SURVEY RELATED MATTERS:

- ANY FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORD BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS. THE COVERAGE AFFORDED BY COVERED MATTER 2(C) IS HEREBY DELETED.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN OF RECORD, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED-IN LANDS.
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- RIGHTS OF PARTIES IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES.
- TERMS, CONDITIONS, CONTRACTS, OBLIGATIONS, AGREEMENTS, EXHIBITS, UNDERLYING CONTRACTS, RIGHTS, AND DISCLOSURES OUTLINED IN BOTH CONTRACT OF SALE BETWEEN CARL BRAUN DBA HIGHLAND COMPANIES, AND STANLEY MARTIN COMPANIES, LLC ITS SUCCESSORS AND/OR ASSIGNS, EFFECTIVE 8/20/13 AND ANY AMENDMENTS THERETO.

8. NOTWITHSTANDING THE RECITATION OF ACREAGE CONTAINED IN SCHEDULE A, HEREOF NOTHING CONTAINED HEREIN SHALL BE CONSTRUED AS A GUARANTEE OF THE ACREAGE, SQUARE FOOTAGE OR VOLUME OF LAND. COMPANY DOES NOT INSURE AN INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND DESCRIBED IN SCHEDULE A, HEREOF.

9. RIPARIAN RIGHTS, IF ANY, INCIDENT TO PREMISES.

10. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS AND ANY MATTERS NOT SHOWN OF RECORD WHICH WOULD HAVE BEEN DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.

11. REAL ESTATE TAXES AND MUNICIPAL CHARGES AS FOLLOWS: SUBJECT TO TAXES AND ASSESSMENTS FOR THE 2ND HALF 2012 AND ALL SUBSEQUENT YEARS, CITY REAL ESTATE TAXES TO CITY OF FREDERICKSBURG FOR THE 1ST HALF 2012 ARE PAID. TAXES FOR THE 2ND HALF 2012 AND 1ST HALF 2013 ARE A LIEN PAST DUE AND PAYABLE. POLICY TAKES EXCEPTION TO ANY RETROACTIVE AND/OR SUBSEQUENT ASSESSMENTS OR TAXES AND ANY PENALTIES AND INTEREST, DUE TO AND CHANGE IN LAND USAGE OR LOSS OF EXEMPTION. NOTE: TAXES ARE DUE 5/15 AND 11/15.
TAX ID: 7779-90-4958 ASSESSED VALUE \$144,700.00
TAX ID: 7779-90-4614 ASSESSED VALUE \$977,200.00

(b) THE FOLLOWING ITEMS OF SCHEDULE B ~ SECTION II ARE SURVEY RELATED MATTERS THAT PERTAIN TO THE PROPERTY AND ARE SHOWN ON THE SURVEY:

(RW) 12. PERMANENT R/W IN DEED BOOK 105 AT PAGE 124 AND 108 AT PAGE 338 INCORPORATED BY DEED IN DEED BOOK 121 AT PAGE 233 (SPOTSYLVANIA COUNTY); INCORPORATED BY DEED BOOK 73 AT PAGE 489 (CITY OF FREDERICKSBURG) AND EASEMENT RELOCATED AT DEED BOOK 126 AT PAGE 103. - DEED BOOK 105, PAGE 124, DEED BOOK 108, PAGE 338, DEED BOOK 121, PAGE 233 AND DEED BOOK 73, PAGE 489 ALL QUITCLAIMED BY DEED BOOK 126 AT PAGE 103 - SHOWN ON SURVEY.

(SS) 16. AGREEMENT(S)/EASEMENT(S) AND RIGHT(S)-OF WAY TO CITY OF FREDERICKSBURG IN DEED BOOK 126 PAGE 554 (PB 2/93), DEED BOOK 127 PAGE 38 (PB 2/98).

(T) 17. EASEMENT TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA IN DEED BOOK 150 AT PAGE 661. (CITY OF FREDERICKSBURG) - APPROXIMATE CENTERLINE SHOWN ON SURVEY.

18. EASEMENT AND CONVEYANCE TO COMMONWEALTH OF VIRGINIA IN DEED BOOK 215 AT PAGE 372. (CITY OF FREDERICKSBURG)

(G) 19. RIGHT-OF-WAY TO COMMONWEALTH GAS SERVICES INC IN DEED BOOK 260 AT PAGE 369. (CITY OF FREDERICKSBURG) - APPROXIMATE LOCATION SHOWN ON SURVEY.

(JU) 20. EASEMENT AND AGREEMENT TO VIRGINIA CENTRAL RAILWAY IN DEED BOOK 135 AT PAGE 648 (PB 2 PAGE 64) (CITY OF FREDERICKSBURG)

(SS)(JU) 21. EASEMENTS AND MATTERS PER PLATS IN PB 4/76 AND DEED BOOK 196 AT PAGE 634.

(SS) 23. EASEMENT TO CITY OF FREDERICKSBURG IN DEED BOOK 135 AT PAGE 643. - APPROXIMATE LOCATION SHOWN ON SURVEY.

(c) THE FOLLOWING ITEMS OF SCHEDULE B ~ SECTION II ARE SURVEY RELATED MATTERS BUT ARE NON-PLOTTABLE BECAUSE OF AMBIGUITIES IN THE RECORD DOCUMENT:

13. EASEMENT/RIGHT-OF-WAY TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF VIRGINIA IN DEED BOOK 105 AT PAGE 52 (SPOTSYLVANIA COUNTY)

14. AGREEMENT(S)/EASEMENT(S)/RIGHT(S)-OF-WAY TO VEPCO IN DEED BOOK 105 AT PAGE 469, AND DEED BOOK 135 AT PAGE 378 (SPOTSYLVANIA COUNTY); DEED BOOK 103 AT PAGE 238 AND DEED BOOK 106 PAGE 112 (CITY OF FREDERICKSBURG)

15. EASEMENT/RIGHT-OF-WAY TO NATURAL GAS SERVICE COMPANY IN DEED BOOK 182 AT PAGE 413 (SPOTSYLVANIA COUNTY)

22. OPEN SPACE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT TO CITY OF FREDERICKSBURG IN INSTRUMENT NO. 12000265 (CITY OF FREDERICKSBURG)

EASEMENT LEGEND

- (G) APPROX. 20' GAS PIPELINE EASEMENT DB 260, PG 369 (ITEM #19)
- (JU) APPROX. JOINT USE AREA AGREEMENT DB 135, PG 648 & PB 4/76 (ITEMS #20 & #21)
- (RW) PERMANENT RIGHT-OF-WAY RELOCATED DB 126, PG 103 (ITEM #12)
- (SS) APPROX. 30' SANITARY SEWER EASEMENT DB 126, PG 554 & DB 127, PG 127, PG 38 (ITEM #16)
- (SS1) APPROX. 10' SANITARY SEWER EASEMENT PB 4/76 & DB 135, PG 643 (ITEMS #21 & #23)
- (T) APPROX. CHESAPEAKE & POTOMAC TELEPHONE COMPANY EASEMENT DB 150, PG 661 (ITEM #17)

PERIMETER METES AND BOUNDS DESCRIPTION OF THE PARCELS SURVEYED

BEGINNING AT A POINT, SAID POINT BEING AN IRON ROD FOUND (IRF) IN THE SOUTHERLY RIGHT OF WAY LINE OF LAFAYETTE BOULEVARD - U.S. ROUTE 1 BUSINESS (VARIABLE WIDTH R/W) AND CORNER TO LANDS NOW OR FORMERLY STANDING IN THE NAME OF COBBLESTONE COMMERCE CENTER, LLC (GPIN 7779-81-3157); THENCE, DEPARTING SAID LAFAYETTE BOULEVARD AND CONTINUING WITH SAID COBBLESTONE COMMERCE CENTER, LLC (GPIN 7779-81-3157)

S 36°04'51" E 178.66' TO AN IRF AT THE TRUE POINT OF BEGINNING; THENCE, CONTINUING WITH SAID COBBLESTONE COMMERCE CENTER, LLC (GPIN 7779-81-3157) THE FOLLOWING THREE (3) COURSES:

N 50°58'07" E 80.42' TO A IRF; THENCE

N 48°33'01" E 100.00' TO AN IRF; THENCE

N 46°48'24" E 474.33' TO AN IRF, SAID IRF BEING CORNER TO SAID COBBLESTONE COMMERCE CENTER, LLC (GPIN 7779-81-3157) IN THE WESTERLY LINE OF WILLIS STREET (VARIABLE WIDTH R/W); THENCE, WITH SAID WILLIS STREET (VARIABLE WIDTH R/W) THE FOLLOWING TWO (2) COURSES:

S 27°25'38" E 84.54' TO AN IRON PIPE SET (IPS); THENCE

N 46°45'40" E 44.72' TO AN IPS AT THE SOUTHEASTERN TERMINUS OF WILLIS STREET AND CORNER TO LANDS NOW OR FORMERLY STANDING IN THE NAME OF THE CITY OF FREDERICKSBURG, VIRGINIA (GPIN 7789-01-3169); THENCE, WITH SAID LANDS OF THE CITY OF FREDERICKSBURG, VIRGINIA (GPIN 7789-01-3169)

S 27°55'20" E 415.25' (PASSING THROUGH AN IRON PIPE FOUND (IPF) AT 334.00') TO A POINT, SAID POINT BEING AT OR NEAR THE CENTERLINE OF HAZEL RUN; THENCE, RUNNING WITH THE MEANDERS OF SAID HAZEL RUN THE FOLLOWING TWENTY THREE (23) COURSES:

S 71°12'18" W 49.87' TO A POINT; THENCE

N 34°27'15" W 61.22' TO A POINT; THENCE

N 49°25'41" W 36.07' TO A POINT; THENCE

N 69°20'38" W 44.52' TO A POINT; THENCE

S 88°57'27" W 41.06' TO A POINT; THENCE

S 43°01'16" W 53.67' TO A POINT; THENCE

S 29°38'15" W 65.19' TO A POINT; THENCE

S 33°24'12" E 50.32' TO A POINT; THENCE

S 39°17'41" E 41.77' TO A POINT; THENCE

S 08°37'19" E 82.07' TO A POINT; THENCE

S 53°29'25" W 119.45' TO A POINT; THENCE

S 16°52'05" W 208.11' TO A POINT; THENCE

S 50°47'24" W 147.35' TO A POINT; THENCE

S 76°58'40" W 64.44' TO A POINT; THENCE

N 79°14'03" W 48.23' TO A POINT; THENCE

N 89°12'55" W 133.56' TO A POINT; THENCE

S 85°56'24" W 87.78' TO A POINT; THENCE

N 81°23'08" W 169.71' TO A POINT; THENCE

N 86°23'56" W 104.50' TO A POINT; THENCE

S 75°24'34" W 65.79' TO A POINT; THENCE

N 74°06'10" W 66.84' TO A POINT; THENCE

N 40°30'59" W 59.92' TO A POINT; THENCE

N 47°46'04" W 35.48' TO A POINT, SAID POINT BEING AT OR NEAR THE CENTERLINE OF HAZEL RUN AND CORNER TO OTHER LANDS NOW OR FORMERLY STANDING IN THE NAME OF THE CITY OF FREDERICKSBURG (GPIN 7779-80-7409); THENCE, DEPARTING SAID HAZEL RUN AND CONTINUING WITH SAID LANDS OF THE CITY OF FREDERICKSBURG (GPIN 7779-80-7409) THE FOLLOWING FOUR (4) COURSES:

N 65°22'28" E 72.37' TO A IRF; THENCE

N 48°26'22" E 21.37' TO A IRF; THENCE

N 22°55'16" W 106.39' TO AN IPS; THENCE

N 65°22'10" E 28.39' TO A POINT, SAID POINT BEING AN IPS AS CORNER TO SAID CITY OF FREDERICKSBURG (GPIN 7779-80-7409) AND LANDS NOW OR FORMERLY STANDING IN THE NAME OF THOMPSON (GPIN 7779-80-8624); THENCE, WITH SAID LANDS OF THOMPSON (GPIN 7779-80-8624)

N 65°29'27" E 100.00' TO AN IRF; THENCE, CONTINUING WITH SAID THOMPSON (GPIN 7779-80-8624), LANDS NOW OR FORMERLY STANDING IN THE NAME OF COX (GPIN 7779-80-8640) AND LANDS NOW OR FORMERLY STANDING IN THE NAME OF KENNY'S AUTO BROKERS, INC. (GPIN 7779-90-1756), ALL IN PART,

N 61°22'53" E 88.53' TO AN IPS; THENCE, CONTINUING WITH SAID LANDS OF KENNY'S AUTO BROKERS, INC. (GPIN 7779-90-1756) THE FOLLOWING THREE (3) COURSES:

S 24°21'48" E 38.02' TO A POINT OF CURVATURE; THENCE

339.97' ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT WITH A RADIUS OF 2083.48', A CENTRAL ANGLE OF 09°20'57", AND A CHORD BEARING AND DISTANCE OF N 56°57'47" E, 339.59' TO AN IRF; THENCE

N 36°55'46" W 39.20' TO THE POINT OF BEGINNING, CONTAINING 12.43572 ACRES OF LAND MORE OR LESS.

LEGAL DESCRIPTION OF RECORD

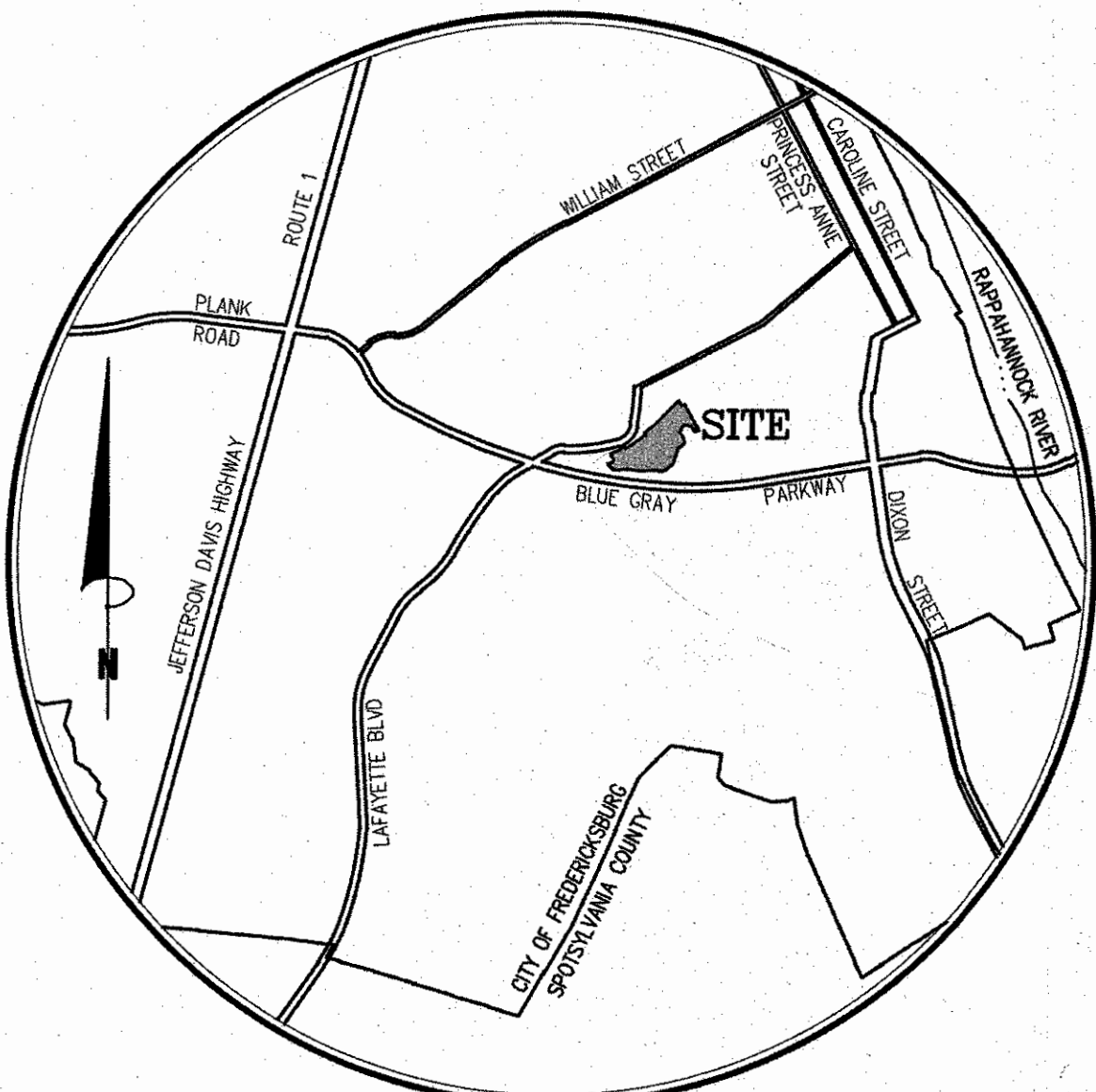
PARCEL 1 (GPIN NO. 7779-90-4614):

THAT CERTAIN TRACT OR PARCEL OF REAL ESTATE LYING AND BEING IN THE CITY OF FREDERICKSBURG, VIRGINIA WITH ALL IMPROVEMENTS THEREON, CONTAINING 10.345 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PLAT THEREOF DATED NOVEMBER 4, 1971, REVISED DECEMBER 12, 1984, MADE BY SULLIVAN-DONOHUE & INGALLS, A COPY OF WHICH IS RECORDED IN PLAT BOOK 4, AT PAGE 76, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG, VIRGINIA.

PARCEL 2 (GPIN NO. 7779-90-4958):

THAT CERTAIN TRACT OR PARCEL OF LAND WITH IMPROVEMENTS THERETO LYING AND BEING IN THE CITY OF FREDERICKSBURG, VIRGINIA, CONTAINING 1.9290 ACRES, MORE OR LESS, AND MORE PARTICULARLY DESCRIBED AS PARCEL B ON THAT CERTAIN PLAT BY SULLIVAN, DONAHUE AND INGALLS, DATED APRIL 16, 1985, AND RECORDED IN DEED BOOK 196 AT PAGE 634, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF FREDERICKSBURG, VIRGINIA.

LESS AND EXCEPT THAT PORTION OF THE PROPERTY CONVEYED UNTO THE COMMONWEALTH OF VIRGINIA, BY DEED DATED JUNE 12, 1987, AND RECORDED IN DEED BOOK 215, AT PAGE 372, CLERK'S OFFICE AFORESAID.



VICINITY MAP
SCALE: 1"=2500'

NOTES

- THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED ON THE CITY OF FREDERICKSBURG TAX ASSESSMENT MAP AS GPIN NO. 7779-90-4614 AND GPIN NO. 7779-90-4958, BOTH ZONED CD - DOWNTOWN BUSINESS.
- THE SURVEYED PROPERTY CURRENTLY STANDS IN THE NAME OF 115 YOUNG STREET, LLC AS RECORDED IN DEED BOOK 319 AT PAGE 327 AMONG THE LAND RECORDS OF THE CITY OF FREDERICKSBURG, VIRGINIA.
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF THE CITY OF FREDERICKSBURG AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON SEPTEMBER 20, 2013.
- THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM STEWART TITLE GUARANTY COMPANY, AND SCHEDULE B - SECTION II IS ADDRESSED IN THE TITLE COMMITMENT REVIEW.
- A PORTION OF THE SURVEYED PROPERTY SHOWN HEREON LIES IN ZONE "X"(SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE AE AREAS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBERS 51000650036 C AND 51000650037 C, BOTH WITH A REVISED DATE OF SEPTEMBER 19, 2007.
- COURSES ALONG HAZEL RUN ARE FOR THE PURPOSES OF CALCULATING AREA. THE ACTUAL PROPERTY LINES RUN WITH THE MEANDERS OF THE STREAM.
- SOURCE OF MERIDIAN: NAD 83-VIRGINIA NORTH ZONE.

SURVEYOR'S CERTIFICATE

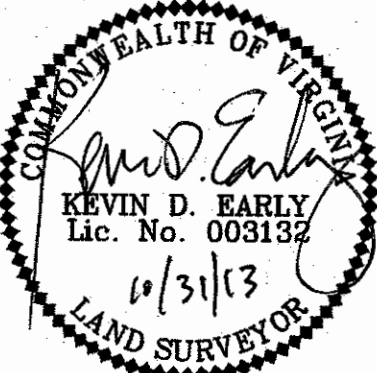
TO: STEWART TITLE GUARANTY COMPANY, "LENDER", STANLEY MARTIN COMPANIES, LLC, ISAOA AND 115 YOUNG STREET, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED WITH AND ADOPTED BY ALTA AND NSPS IN 2011, INCLUDES ITEMS 1 THROUGH 4, 6(c), 8, 9, 11(g), 13, 14, 16 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, A LAND SURVEYOR LICENSED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

I FURTHER CERTIFY THAT: (I) I HAVE EXAMINED TITLE DOCUMENTS FOR THE PROPERTY HEREIN DESCRIBED PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER FE-ASM13-0019, EFFECTIVE DATE: AUGUST 23, 2013 AT 6:00 AM.

DATE: 10/31/13
DATE REVISED:

KEVIN D. EARLY, L.S.
VIRGINIA LIC. NO. 3132
kearly@bowmanconsulting.com



PLAT SHOWING
ALTA/ACSM LAND TITLE SURVEY
ON THE PROPERTY OF
115 YOUNG STREET, LLC
DEED BOOK 319 AT PAGE 327
CITY OF FREDERICKSBURG, VIRGINIA

SCALE: AS NOTED
DATE: OCTOBER 31, 2013

REVISION	

Bowman CONSULTING
Bowman Consulting Group, Ltd.
850 Maine Circle
Fredericksburg, Virginia 22406
Phone: (540) 571-0288
Fax: (540) 571-8479
www.bowmanconsulting.com

DWG: P 5415 - Highlander Park @ Hazel Run\5415-01-001 (S8) - Highlander Park @ Hazel Run\Survey\5415-01-001.dwg		BY: JA	CHK: DLD	QC:
BCG PROJECT NO: 5415-01-001		TASK: 0001	COUNTY REF NO:	SHEET 1 OF 2

